HUNTERS®

HERE TO GET *you* THERE

Ferrand Road

Littleborough, OL15 9ED

£250,000

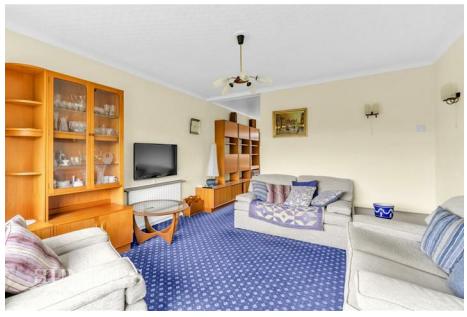
2 1 2 D

- TWO BEDROOM SEMI-DETACHED BUNGALOW
- SOUGHT-AFTER LITTLEBOROUGH LOCATION
- LONG DRIVEWAY & DETACHED GARAGE
- FREEHOLD
- EPC RATING D
- TWO RECEPTION ROOMS
- GENEROUS FRONT & REAR GARDENS
- NO ONWARD CHAIN & GREAT POTENTIAL
- COUNCIL TAX BAND C

Ferrand Road

Littleborough, OL15 9ED

£250,000



A fantastic opportunity to purchase a two bedroom, two reception room semi-detached true bungalow, situated on one of the most sought-after streets in Littleborough. Offered for sale with NO ONWARD CHAIN, this property offers spacious single-level accommodation, generous gardens, a long driveway and detached garage.

Although requiring some modernisation, the bungalow offers excellent potential to create a wonderful home in a highly desirable location. The accommodation briefly comprises an entrance hall, welcoming lounge, kitchen, dining room, two bedrooms and shower room.

Externally, the property benefits from good-sized gardens to both the front and rear, together with a long driveway providing ample off-road parking and leading to the detached garage.

The location is a particular highlight, offering easy and relatively level walking access into the centre of Littleborough, where a range of local shops, cafes, amenities and transport links can be found. Littleborough's mainline railway station provides direct services towards Manchester and Leeds, while the surrounding area offers beautiful countryside and a variety of local walking routes.

The property also benefits from gas central heating and double glazing and, with everything conveniently arranged on one level, is likely to appeal to a range of buyers.

Offered with no onward chain and providing excellent potential in a highly sought-after location, early viewing is recommended to appreciate the accommodation and opportunity on offer.

Tel: 01706 390 500

Hall

A useful entrance porch opens into the entrance hall. The hall offers direct access to the rest of the home, setting an inviting tone upon entry.

Lounge

12'8" x 12'2" (3.86m x 3.70m)

The lounge enjoys ample natural light from a large front-facing window that provides pleasant outlook and a warm atmosphere for relaxing or entertaining.

Dining Room

14'11" x 10'8" (4.56m x 3.24m)

The dining room, which was formally the master bedroom features a large window overlooking the garden, filling the room with natural light. It comfortably accommodates a dining table and chairs and a has a useful built in storage cupboard.

Kitchen

8'9" x 8'3" (2.66m x 2.51m)

The kitchen is practical and well-lit, featuring a range of wall and base units with space for appliances. There's a door leading out to the side driveway and garden, allowing easy access for outdoor dining or gardening.

Bedroom 1

13'8" x 9'9" (4.16m x 2.97m)

A double bedroom with a generous window overlooking the rear garden, bathing the room in natural light. The space is arranged to easily accommodate a double bed alongside bedroom furniture.

Bedroom 2

8'7" x 6'9" (2.63m x 2.07m)

The second bedroom benefits from built-in storage above the bed space and fitted wardrobes along one wall, maximising storage. A window to the side aspect that brings in natural light.

Bathroom

6'0" x 5'2" (1.83m x 1.57m)

The bathroom is neatly presented with a white suite including a bath with overhead shower, pedestal basin and WC. It features light wall paneling and a frosted window to the side for privacy and daylight.

Gardens

The front garden is mainly lawned with plant and shrub borders, with the driveway to the side of the property providing off road parking and leads to the rear garden. A generous lawn bordered by mature hedges and shrubs providing privacy and greenery. A paved patio area extends alongside the house, ideal for outdoor seating or dining. The garden is a pleasant outdoor space with potential for gardening and relaxation.

Garage

22'11" x 9'4" (7.00m x 2.84m)

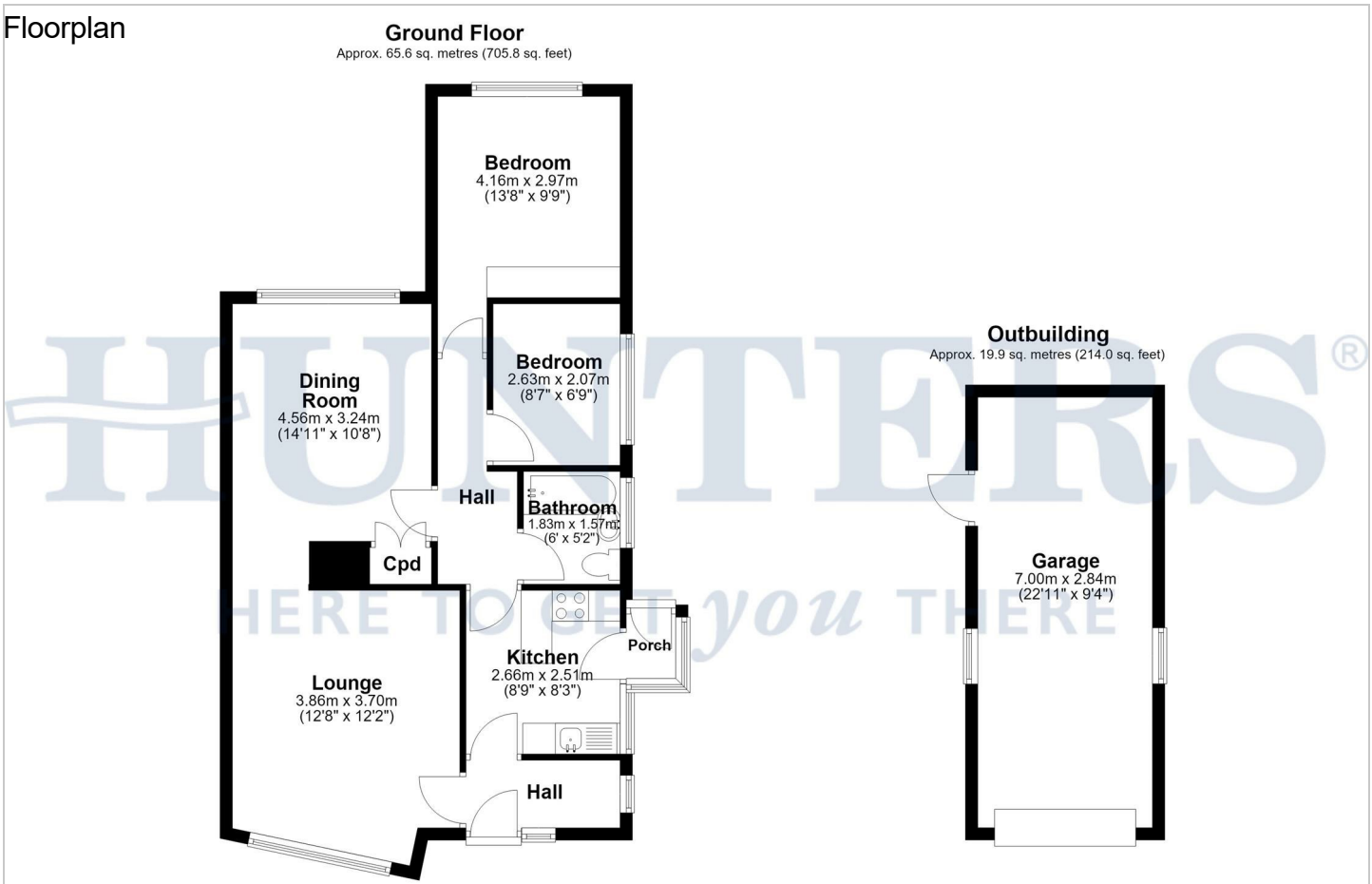
The garage is a brick-built detached building to the rear of the property, with a pitched roof, measuring 7.00m by 2.84m (22'11" x 9'4"), accessed via the driveway and from the garden. It provides ample space for parking or storage, complementing the property's overall practical layout.

Material Information - Littleborough

Tenure Type; FREEHOLD

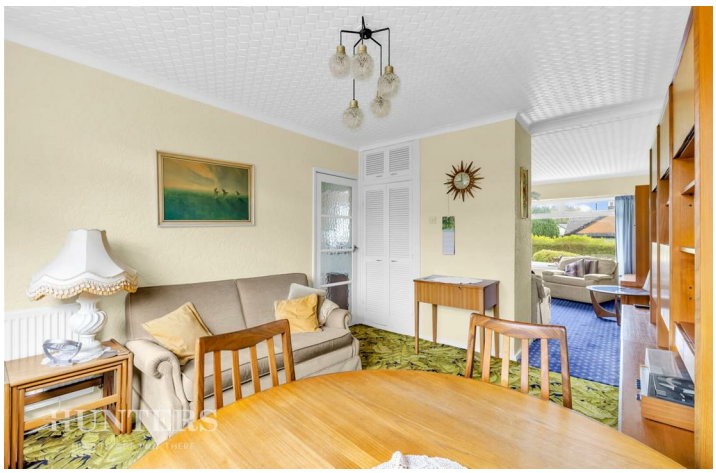
Council Tax Banding; ROCHDALE COUNCIL TAX BAND C

Floorplan



Total area: approx. 85.5 sq. metres (919.9 sq. feet)

Disclaimer; This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own source.
Created by EveryCloud Photography on behalf of Hunters Littleborough
Plan produced using PlanUp.



HUNTERS

HUNTERS

HUNTERS

HUNTERS

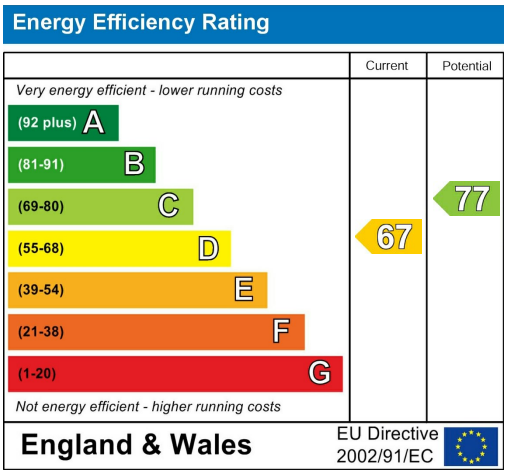
HUNTERS

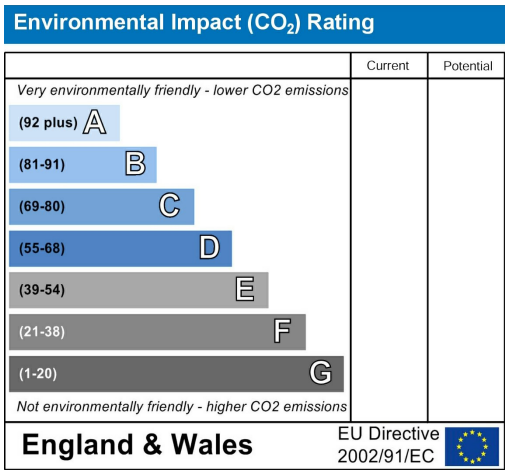
HUNTERS

HUNTERS

HUNTERS

Energy Efficiency Graph





Viewing

Please contact our Hunters Littleborough Office on 01706 390 500 if you wish to arrange a viewing appointment for this property or require further information.

Road Map

Hybrid Map

HUNTERS®

HERE TO GET *you* THERE

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

85 Church Street, Littleborough, OL15 8AB
Tel: 01706 390 500 Email: littleborough@hunters.com
https://www.hunters.com

The Property Ombudsman